



CITY of BEVERLY PLANNING BOARD

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Mayor

*Michael P. Cahill
Planning Director
Aaron Clausen
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John Thomson
Vice-Chair
Ellen Hutchinson*

Members

*Catherine Barrett
Edwin Barrett, III
Ellen Flannery
David Mack
James Matz
Wayne Miller*

AGENDA REGULAR MEETING

*Council Chamber, City Hall, third floor
Tuesday, July 21, 2015
7:00 p.m.*

- Call to Order
- 1. Subdivision Approval Not Required Plans
 - a. 30 Foster Street – Elizabeth Flannery
 - b. 286 County Way – Jon and Paula Tosi / Stephen Sadoski and Kristel Holland
 - c. 64 Conant Street & 8 Old Farm Road – Pixley Peak 2010 Family Trust
 - d. Other, if any
- 2. Approval of Minutes– November 18, December 1, and December 16, 2014, and January 13, (revised draft), January 21, April 6, and April 28, 2015
- Recess for Public Hearings
 - Public Hearing – Off Nelson Avenue Definitive Subdivision Plan - Create 2 new lots and Extension of Nelson Avenue – Matthew E. Power, Trustee of Fairlee Nominee Realty Trust
 - Public Hearing – Special Permit Application #147-15 – Request to share on-site parking for mixed use property for new tenant (Section 38-25.D.1) – 50 Dodge Street – Appleseed's Square Condominium Trust
- Reconvene Meeting
- 3. Discussion/Decision: Off Nelson Avenue Definitive Subdivision Plan – Matthew E. Power, Trustee of Fairlee Nominee Realty Trust
- 4. Discussion/Decision – Special Permit Application #147-15 – 50 Dodge Street – Appleseed's Square Condominium Trust

5. Cluster Subdivision Plan Chapman's Corner Estates (Settlement Plan) – Expiration of Construction Completion Date – July 28, 2015 - Manor Homes Development LLC
6. Request to amend the Regulatory Agreement for affordable units provided under the Beverly Inclusionary Housing ordinance for 130 Cabot Street, Inclusionary Housing #04-12. The request is to utilize 2015 HUD income limits to determine the maximum rental limit.
7. Request to Set Public Hearing – Site Plan Review Application #117-15 - Construct four-story subsidized elderly housing building – 181 Elliott Street (aka 33 Balch) - Beverly Commerce Park, LLP
8. Request to Set Public Comment Period and Public Hearing Date – Open Space Residential Design (OSRD) #8-15 – Initial Review and Yield Plan – create 6 new lots - 11-15 Sunnycrest Avenue – PD Building, LLC
9. Request to Set Public Hearings – Open Space and Residential Design (OSRD) Site Plan #7-15 and Definitive Subdivision Plan – 50 - 54 Boyles Streets – create 6 new residential lots for a total of 8 – Symes Development & Permitting LLC
10. Request to Set Public Hearings – Open Space and Residential Design (OSRD) Site Plan #5-14 and Definitive Subdivision Plan – 44 and 52 Standley Street – create 8 new residential lots - RC Realty Trust and Donna Sweeney
11. Request to Set Public Hearing - Waiver of Frontage and Definitive Subdivision Plan – 13 Swan Street – RFR Development, Inc.
12. New or Other Business
 - a. Community Preservation Committee Priorities for 2015
 - b. Draft Open Space and Recreation Plan Update: Submission of Summary, Accomplishments, Objectives and Maps (full draft online)
 - c. If any. This agenda item may include requests to set public hearing dates; requests to establish surety, sign plans, reduce or release performance bonds or other actions pertaining to the administration of subdivision approvals, which could include review and approval of preliminary subdivision plans; requests for minor modifications of site plans; requests for informal discussion over potential future projects; requests for administrative actions and/or recommendations pertaining to zoning amendments.
13. Adjournment